

Full Parish Council Meeting – 16 December 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/5457/FULL	Beech House, Butchers Lane, NN2 8SL	Single and Two Storey Rear Extension	23rd December 2024	<i>Resolved: to respond no comment.</i>	

Full Parish Council Meeting – 18 November 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/3258/FULL	Grange Farm Cottage, Harborough Road North, Boughton, NN2 8SW	Demolition of fire damaged house and erection of detached dwelling	7th November 2024 - Extension agreed 19 November 2024	<i>Resolved: to respond no further comments other than those made in August 2024 which are the Parish Council note concerns with the extensive over development of the plot in open countryside and that the design is not sympathetic to neighbouring properties. The Council question whether neighbouring properties will be overshadowed by the scale of the development given the close proximity. Concerns are also raised about the single-track access and the preservation of the public footpath. The Council would like to seek confirmation that the occupancy is restricted</i>	

				<i>to residential use for one family and would be open to meeting with a planning officer on site. The Council suggest an application of this size and type would be better suited to a paragraph 84 planning process. The Council note the design statement refers to neighbours supporting the application but submissions on the planning portal suggest otherwise.</i>	
2024/4844/FULL	Fairfield, Moulton Lane, Boughton, NN2 8RG	Two storey rear extension with knock through internally	• 11 November 2024 • Extension agreed 19 November 2024	Resolved: <i>to comment the Parish Council are concerned about potential for overlooking and shadowing created by the northern extension</i>	

Full Parish Council Meeting – 16 September 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/4194/TPO	400 Northamptonshire Recreation Association, Obelisk Rise, Boughton, NN2 8UE.	Works to various trees under TPO 24 – W2.	• 4 September 2024 • 25 September 2024	Resolved: <i>to respond no comment.</i>	

Full Parish Council Meeting – 5 August 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
EN010170-000015	Green Hill Solar Farm (sites across West Northamptonshire)	Scoping Opinion on the proposed development of Green Hill Solar Farm	25 July 2024 22 August 2024	<i>Resolved: to respond in support of solar energy generally, however the Council would advocate that as much as grade A agricultural land is retained as possible.</i>	
2024/3258/FULL	Grange Farm Cottage, Harborough Road North, Boughton, NN2 8SW	Demolition of fire damaged house and erection of detached dwelling	12 July 2024 2 August 2024 (extension granted to 6 August 2024)	<i>Resolved: to respond the Parish Council note concerns with the extensive over development of the plot in open countryside and that the design is not sympathetic to neighbouring properties. The Council question whether neighbouring properties will be overshadowed by the scale of the development given the close proximity. Concerns are also raised about the single track access and the preservation of the public footpath. The Council would like to seek confirmation that the occupancy is restricted to residential use for one family and would be open to meeting with a planning officer on site. The Council suggest an application of this size and type would be better suited to a paragraph 84 planning process. The Council note the design statement refers to neighbours</i>	

				<i>supporting the application but submissions on the planning portal suggest otherwise.</i>	
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Full Parish Council Meeting – 15 July 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/2885/MAR	Buckton Fields Phase 3 Parcel R5 Northampton	Reserved matters application (access, appearance, landscaping, layout & scale) for the development of 68 dwellings, pursuant to outline planning permission DA/2020/0840	• 25 June 2024 • 16 July 2024	<i>Resolved: to respond no comment</i>	
2024/3258/FULL	Grange Farm Cottage, Harborough Road North, Boughton, NN2 8SW	Demolition of fire damaged house and erection of detached dwelling	• 12 July 2024 • 2 August 2024	<i>The Parish Council noted that given the date of notification for the application it was not on the meeting agenda.</i> <i>Resolved: to hold an Extra-Ordinary meeting of the Parish Council on Monday 5th August 2024, 7pm at the Village Hall</i>	

Full Parish Council Meeting – 17 June 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/2504/FULL	The Cottage 15 Church Street Boughton NN2 8SF	Demolition of old lean-to-rear extension. Construction of a new replacement single-storey extension.	24 May 2024 14 June 2024 (requested extension to 17 June)	<i>Resolved: to respond no comment</i>	
2024/2632/LBC	The Cottage 15 Church Street Boughton NN2 8SF	Listed Building Consent to demolish an old lean-to-rear extension. Construction of a new replacement single-storey extension.	24 May 2024 14 June 2024 (requested extension to 17 June)	<i>Resolved: to respond no comment</i>	
2024/2565/S73	Land at Brampton Lane, Boughton, Northamptonshire (Buckton Fields)	Variation of Condition 36 and 37 (Amended plans and additional dwellings) and development description of DA/2011/0666 (Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and	3 June 2024 24 June 2024	<i>Resolved: to respond that the Council do not oppose the drawings being updated to reflect the planning applications previously approved piecemeal. However, the Council note drawings P22-3110_01 Revision A (Indicative Masterplan) and P22- 3110-02 Revision 1 (Parameters Assessment Plan) both show the local centre as an "L" shaped building with one referring to "79 residential units above shops". The Council understand this is an outdated proposal as there are currently 3 stand-alone apartment buildings and soon to be a stand-alone community centre. The Council also understand parcel "R5 –</i>	

		landscaping) within the site area as defined on plan ref: P16-0295_17 (Revised scheme))		<i>Residential Units” has been approved for 85 units, not ‘circa 80 units’. The Council respectfully invite the planning officer to ask the applicant to update the drawings to truly reflect the site and minimise any further confusion.</i>	
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Full Parish Council Meeting – 20 May 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/0624/FULL	39 Howard Lane, Boughton, NN2 8RS	(Revised plans) - Demolition of single storey utility room, erection of a two storey extension to the North elevation and single storey extensions to the West and East elevations including a balcony to the East elevation	22 April 2024 6 May 2024 (extended to 14 May)	<i>Resolved: to respond no comment</i>	Approved – 29/05/24

Full Parish Council Meeting – 13 May 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/1949/FULL	36 Dixon Road Boughton NN2 8XE	Demolition of existing garage. Proposed two storey front extension including new garage	12 April 2024 3 May 2024 (extended to 14 May)	<i>Resolved: to respond the proposed plan is overdevelopment of the property</i>	Refused – 17/05/24

				<i>and detrimental to the street scene</i>	
2024/0624/FULL	39 Howard Lane, Boughton, NN2 8RS	(Revised plans) - Demolition of single storey utility room, erection of a two storey extension to the North elevation and single storey extensions to the West and East elevations including a balcony to the East elevation	22 April 2024 6 May 2024 (extended to 14 May)	Resolved: <i>to ask the planning case officer to clarify the proposed changes and review the application at the next meeting on Monday 20th May.</i>	Approved – 29/05/24
2024/2121/S73	Owl Barn Boughton Grange Harborough Road North Boughton NN2 8SW	Variation of condition 3 of 2023/6033/FULL (Proposed single storey front extension, fenestration changes and internal layout changes to main house. Two dormers on the front elevation, a rooflight on the rear elevation and other fenestration changes to the annexe) to amend the drawing numbers	3 May 2024 24 May 2024	Resolved: <i>to respond no comment.</i>	Approved – 21/06/24

Full Parish Council Meeting – 30 April 2024 – MEETING CANCELLED

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/1949/FULL	36 Dixon Road Boughton NN2 8XE	Demolition of existing garage. Proposed two storey front extension including new garage	12 April 2024 3 May 2024	N/A	Refused – 17/05/24

2024/0624/FULL	39 Howard Lane, Boughton, NN2 8RS	(Revised plans) - Demolition of single storey utility room, erection of a two storey extension to the North elevation and single storey extensions to the West and East elevations including a balcony to the East elevation	• 22 April 2024 • 6 May 2024	N/A	Approved – 29/05/24
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Full Parish Council Meeting – 25 March 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/1549/FULL	Cotswold, Humfrey Lane, Boughton, NN2 8RN	Proposed 3 port garage and outbuilding for swimming pool	• 15 March 2024 • 5 April 2024	<i>Resolved: to respond no comment.</i>	Approved – 24/05/24
2024/1286/NMA	Byways Butchers Lane Boughton NN2 8SL	Non material amendment to WND/2021/0588 (Demolish garage. Raise roof to enable three storey extension plus various associated alterations) for the extension of existing garage by increasing width by 1 metre and changing the existing flat roof to a pitched slate roof in keeping with the rest of the house	<u>Parish Council not notified for consultation by WNC.</u> WNC received the application on 29 February 2024. Anticipated timescale for a decision is 28 days (28 March 2024: – possible deadline for WNC to decide)	N/A	Approved – 30/05/24

Full Parish Council Meeting – 11 March 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/1244/FULL	125 Home Farm Drive Boughton NN2 8ES	Change of use from C3 to C2	29 February 2024 21 March 2024	<i>Resolved: to respond no comment.</i>	Approved – 30/04/24
2024/1092/FULL	Green Bank, Spring Close, Boughton, NN2 8SJ	Demolition of existing dwelling with proposed new dwelling	29 February 2024 21 March 2024	<i>Resolved: to respond no comment.</i>	Approved – 13/05/24
2024/0624/FULL	39 Howard Lane, Boughton, NN2 8RS	Demolition of single storey utility room and erection of a two storey extension	29 February 2024 21 March 2024	<i>Resolved: to respond the plans provided do not provide clarity on the north side elevation or the height of the property. The Council wish to draw attention to the conservation officer's comments that "a more modest extension, following the existing line of the building, would be more appropriate in this location".</i>	Approved – 29/05/24
2024/0097/FULL	Buckton Fields Primary School Home Farm Drive Boughton NN2 8ES	Retrospective Application for planning permission: Temporary School accommodation on the site of Buckton Fields School for a period of 4 years.	4 March 2024 18 March 2024	<i>Resolved: to respond no comment.</i>	

Parish Council agreed they had no comment to make and did not convene a public meeting

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
WND/2022/0613	Lighthouse Barn Bunkers Hill Farm Moulton Road Pitsford (Boughton Parish) Northamptonshire	Alterations and conversion of existing barn to residential use, previously approved under DA/94/0554.	9 February 2024 23 February 2024 (extended to 26 February)	<i>The Parish Council agreed to make no comment on the application.</i>	Refused – 17/04/24
2024/0681/FULL	33B Greenhills Road Northampton NN2 8EL	Part demolition of existing detached double garage. Height extension and addition of double width roller garage door.	12 February 2024 4 March 2024	<i>The Parish Council agreed to make no comment on the application.</i>	

Full Parish Council Meeting – 12 February 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
WND/2023/0129	Land To Rear Of St John The Baptist's Church Spring Close Boughton Northamptonshire.	Outline application for four dwellings with associated vehicular access, garaging and landscaping (layout and means of access not reserved).	11 December 2023 1 January 2024 (extended to 13 February 2024)	<i>Resolved:</i> <i>to respond the Council does not regard the amended plans as a material improvement altering the views expressed in our response of 18/04/2023 and endorses fully the views expressed by the senior conservation officer in her note of 21 December 2023.W</i>	Withdrawn by the applicant
WND/2022/0613	Lighthouse Barn Bunkers Hill Farm Moulton Road Pitsford (Boughton Parish) Northamptonshire	Alterations and conversion of existing barn to residential use, previously	9 February 2024 23 February 2024	<i>This application was received after the meeting agenda was posted. It will be re-advertised for another public meeting.</i>	Refused – 17/04/24

		approved under DA/94/0554.			
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Planning Committee Meeting of the Parish Council – 22 January 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
WND/2023/0129	Land To Rear Of St John The Baptist's Church Spring Close Boughton Northamptonshire.	Outline application for four dwellings with associated vehicular access, garaging and landscaping (layout and means of access not reserved).	11 December 2023 1 January 2024 (extended to 13 February 2024)	<i>Resolved: to notify the planning officer that the Parish Council require sight of the amended plans prior to the next Council meeting on Monday 12 February 2024</i>	Withdrawn by the applicant
2023/6411/FULL	Hunters Moon, Vyse Road, Boughton, NN2 8SE	Extension to Existing Property	20 December 2023 (not received by the Parish Council) 3 January 2024 (extended to 23 January 2024)	<i>Resolved: to respond that the Council remain concerned about the over development of the property as the material alteration of the roof height results in a more dominating aspect. The increased roof height of 800mm is too domineering to the street scene. It is also noted that the proposed extension does not follow the natural line of neighbouring properties.</i> <i>The Council would like to see plans showing the development situated in the plot, the available parking facilities and how it sits next to neighbouring properties</i>	Approved – 14/03/24

				<i>to assess the impact on the street scene.</i> <i>The Council would also like to reiterate previous comments made, namely that there is a loss of light and privacy. It is understood that attempts have been made to meet the 45 degree rule but this has not been achieved. The Council ask that the 45 degree rule is observed for both neighbouring properties.</i> <i>The Council note significant concerns regarding future adaptation resulting in subsequent planning permission for commercial use or House of Multiple Occupation. The Council request planning conditions are stipulated to prohibit this.</i> <i>The Council also request appropriate measures are put in place to ensure highway safety as previous development on the street has resulted in construction traffic causing safety concerns.</i> <i>The Council draw attention to the possibility of environmental damage and inconvenience to</i>	
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				<i>neighbouring properties given the previous history of flooding. There are concerns that the current drainage system could not support such a development.</i>	
2024/0066/LBC	The Old Rectory Church Street Boughton NN2 8SG	Listed building consent for replacement of windows to the front elevation with accoya timber frame sash windows with heritage double glazing and the replacement of 2 x casement windows at first floor level to match sash window configuration.	• 11 January 2024 • 1 February 2024	Resolved: <i>to respond no comment.</i>	
2024/0097/FULL	Buckton Fields Primary School, Home Farm Drive, Boughton, NN2 8ES	Retrospective Application for planning permission: Temporary School accommodation on the site of Buckton Fields School for a period of 4 years.	• 11 January 2024 • 1 February 2024	Resolved: <i>to respond no comment to this application but the Council note the Department of Education (the applicant) are yet to comply with condition 14 of planning application 2020/0465 in respect of the bus layby and road markings.</i>	

Full Parish Council Meeting – 8 January 2024

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
WND/2023/0129	Land To Rear Of St John The Baptist's Church Spring	Outline application for four dwellings with associated vehicular access, garaging	• 11 December 2023	<i>The Parish Clerk noted that no amended documents show on WNC's planning portal.</i>	Withdrawn by the applicant

	Close Boughton Northamptonshire.	and landscaping (layout and means of access not reserved).	1 January 2024 (extended to 9 January 2024)	<i>Therefore, the Parish Council are unable to comment.</i> <i>The Parish Council resolved to ask the Planning Officer to upload amended plans to planning portal and for confirmation of the timescale for the Parish Council to respond</i>	
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